

**SITE PLAN COMMITTEE**  
**MAY 7, 2002**

**1. ROLL CALL**

The meeting was called to order at 4:05 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Aucamp, Jr., Julie Aitken, and Michael Crowley. Also present were Planner Marcie Nolan and Board Secretary Janet Gale recording the meeting. Sam Engel, Jr. was absent.

**2. APPROVAL OF MINUTES: April 23, 2002**

Mr. Crowley made a motion, seconded by Vice-Chair Aucamp, to approve the minutes of April 23, 2002. In a voice vote, with Mr. Engel being absent, all voted in favor. **(Motion carried 4-0)**

**3. SITE PLANS**

**3.1 SP 2-2-02, Jasmine Lakes – Phase II, 4701 SW 62 Avenue (RM-16)**

Itamar Goldenholtz, representing the petitioner, was present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the report).

Vice-Chair Aucamp inquired on the changes that were made to the project. Mr. Goldenholtz explained that in the interest of developing a marketable product for the area, the buildings had gone through two reductions from four stories, to three stories, and finally two stories. He also pointed out the access road and clarified the intent of the modification.

Chair Evans commented on the lack of architectural enhancements and his disappointment in the elevations that were provided. In the discussion which ensued, Mr. Goldenholtz agreed that he would be able to introduce some of the technical architectural features that Chair Evans suggested. He also indicated that he would provide a more complete landscape plan for the Committee's review.

Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve only the site plan; that the architectural and landscaping plans be brought back for review at the next meeting; that the landscaping materials be labeled properly; and that the proper architectural elevations, along with color charts and samples, be provided. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Aucamp – yes; Ms. Aitken – yes; Mr. Crowley – yes; Mr. Engel – absent. **(Motion carried 4-0)**

**3.2 SP 3-4-02, Andrx Pharmaceuticals, Inc., 4955 Orange Drive (M-3)**

Randy Bookbinder, representing the petitioner, was present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: approval).

Mr. Bookbinder clarified that the site plan modification entailed switching the location of the solvent storage tanks and compactor to a place he pointed out on the plans, in order to make room for a second catalytic oxidizer. During the discussion that ensued, it was noted that landscaping had not been properly maintained and needed improvement.

Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve based on the planning report and based on that Andrx has the landscape plan recertified by Tommy Laventhal or an equal such as a certified arborist or a landscape architect; that all deficiencies in the landscape plan must be corrected before issuing a building permit; that the job was to look like the original landscape plan with the new revisions including the wetlands; that after the work has been completed, it was to be inspected by the Town of Davie; and after the inspection,

**SITE PLAN COMMITTEE  
MAY 7, 2002**

they could get a permit for this additional modification. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Aucamp – yes; Ms. Aitken – yes; Mr. Crowley – yes; Mr. Engel – absent. **(Motion carried 4-0)**

**3.3 SP 3-6-02, Riverstone, Shotgun Road, north of Griffin Road (E)**

Kevin Ratterree, Gladys Dibirolamo and Jonathan Sonnenberg, representing the petitioner, were present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: approval subject to the condition as outlined in the report).

Mr. Ratterree summarized what the modification involved and indicated that the only change was to the central entry feature and establishing the model row. Upon Ms. Aitken's inquiry, Mr. Ratterree assured that the horse trail on the north buffer of the property remained unchanged. In the discussion that followed, Chair Evans indicated that he would prefer to see the architectural features which defined the front of the house, be continued to some extent, on the three other sides of the house. Ms. Aitken noted that in making the changes that Mr. Ratterree spoke of, the size of the active park had been reduced. Mr. Ratterree concurred and indicated that the school bus drop off/shelter along with the expanded entrance feature caused the reduction.

Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve based on the planning report; to draw attention to Council that the 3.55 acre park was actually only 2.7 acres of recreation center, that approximately .75 acres included the school bus drop off and entrance feature; and that the design features on the front of the houses, which may include but not be limited to banding, be carried all the way around the house in similar character to the elevation style, and should be designated on the plans. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Aucamp – yes; Ms. Aitken – yes; Mr. Crowley – yes; Mr. Engel – absent. **(Motion carried 4-0)**

**4. OLD BUSINESS**

There was no old business discussed.

**5. NEW BUSINESS**

Chair Evans indicated that he would like staff's assistance by not accepting incomplete presentations from applicants for the Committee's review.

**6. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

**7. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 6:53 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Chair/Committee Member